

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot. (Unless otherwise noted)
- Indicates Found Monument, See Plan.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the West line of the S.W. 1/4 of Section 33, Town 8 North, Range 20 East, Bears North 00°09'10" East.
- Outlot 1 and 3 contain Stormwater Management Facilities, Environmental areas and open space.
- Outlot 3 contains a private Multi-use Asphalt Path. The owners of the residential lots within this Subdivision and future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair and maintain said Multi-use Asphalt Path within Outlot 3. Said repair and maintenance shall be performed by the owners of all lots within this Subdivision and future development of Outlot 5.
- Outlot 4 contains open space.
- Outlots 2 and 5 are retained by the developer for future development.
- The Owners of the residential lots within this Subdivision and any future additions to this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 3 and 4 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities and tributary drainage ways are located on Outlots 1 and 3 of this Subdivision. The owners of the residential lots within this Subdivision and future additions to this Subdivision shall be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities and drainage ways within Outlots 1 and 3. Soil repairs, maintenance and restoration shall be performed by the owners of all lots within this Subdivision and future development of Outlot 5.
- Any land below the Ordinary High Water Mark of a lake or a navigable stream is subject to the Public Trust in navigable waters that is established under Article ix, Section 1, of the State Constitution.
- Wetland and Isolated Natural Resource Area (INRA) boundaries shown hereon were field delineated by Heartland Ecological Group, Inc. (Eric Parker) on May 4-5, 2023.
- All electric, telephone, and communication distribution lines and laterals, including CATV cables, constructed after the recording of this Subdivision shall be placed underground.
- All existing structures within the development will be razed along with any possible well and private sewage systems when future development of Outlot 5 takes place.
- Private Drainage Easements are established to provide for the unobstructed flow of storm water runoff from adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free of any obstructions that may restrict or block this flow. These Private Drainage Easements are marked "A".
- All Easements marked "B" are Public Easements granted to the Village of Menomonee Falls.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

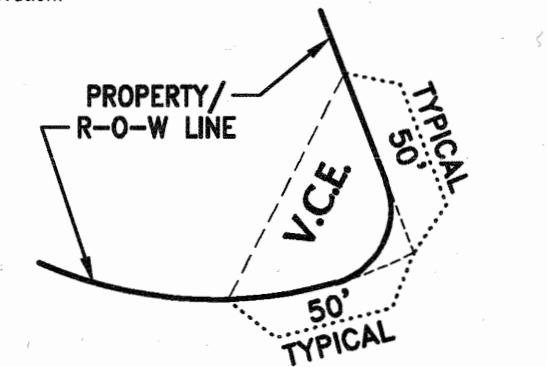
Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

LOT 1
C.S.M. #10704N. LINE, S.E. 1/4, SEC. 32-8-20
(N89°10'15"E 2648.04')W. LINE, N.W. 1/4, SEC. 33-8-20
(N89°09'35"E 2648.35')

(P.O.B.)
N.W. CORNER S.W. 1/4
SEC. 33-8-20
WIS. STATE PLANE COORD.
SYSTEM-SOUTH ZONE (NAD27)
FND. CONC. MON. W/ BRASS CAP
N 410,734.70
E 2,495,271.66

SHERRY LANE
(DEDICATED TO
THE PUBLIC)O.L. 2
(OWNED BY
SUBDIVIDER)ONE MILE ROAD
(DEDICATED TO THE PUBLIC)**VILLAGE VISION CORNER
EASEMENT DETAIL (V.C.E.)****V.C.E. APPLIES TO:**

Lots 7, 18, 28 and 29 and Outlots 1 & 2 are herein subject to a Vision Corner Easement as shown on this plat so that nothing may be grown, stored or erected to a height more than two feet above the intersection elevation.



There are no objections to this plat with respect to
s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis.
Stats. as provided by s. 236.12, Wis. Stats.

Certified January 14, 2025

4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSE, P.L.S. (S-2972)

X-2023-014-1097-01

MENOMONEE FALLS, WISCONSIN - CRANES CROSSING NORTH - CROWN HILLS - GREEN MEADOW COURT - GREENFIELD WAY - ONE MILE ROAD - QUIETWOOD

LOT 3 C.S.M. #4234

UNPLATED LANDS
OWNER: JEFFREY & NANCY
STUEBNERUNPLATED LANDS
OWNER: NEAL SCHULTZUNPLATED LANDS
OWNER: NEAL SCHULTZINDICATES WETLAND /
I.N.R.A. LINEEXISTING
PONDWETLANDS /
I.N.R.A.UNPLATED LANDS
OWNER: CHRISTINA
FALKOWSKI KRAMERW. LINE, N.W. 1/4, SEC. 33-8-20
(N89°09'35"E 2648.35')

SILVER SPRING DRIVE (C.T.H. "W")

N.E. 1/4,
SEC. 32N.W. 1/4,
SEC. 33S.E. 1/4,
SEC. 32S.W. 1/4,
SEC. 33

LISBON ROAD (C.T.H. "K")

MARCY ROAD

LOCALITY MAP:
EAST 1/2, SEC. 32,
WEST 1/2, SEC. 33,
T. 8 N., R. 20 E.
SCALE: 1"=2000'4801797
REGISTER OF DEEDS
WAUKEE COUNTY, WI
RECORDED ON
January 17, 2025 02:06 PM
James R Behrend
Register of Deeds
19 PGS
TOTAL FEE:\$50.00
TRANS FEE:\$0.00
Book 56 Page 115-124

C.S.M. #154

MARCY ROAD
(40' DEDICATED TO THE PUBLIC)EXISTING BUILDINGS
TO BE RAZED

WETLANDS

E. LINE, N.W. 1/4, SEC. 33-8-20
(N89°04'14"E 2638.90')S.E. CORNER N.W. 1/4
SEC. 33-8-20
WIS. STATE PLANE COORD.
SYSTEM-SOUTH ZONE (NAD27)
FND. CONC. MON. W/ BRASS CAP
N 410,823.54
E 2,497,908.81EXISTING BUILDINGS
TO BE RAZEDUNPLATED
LANDS
OWNER: JAMIE &
REBECCA
ELLINGERPARCEL 1
C.S.M. #5315E. LINE, S.W. 1/4, SEC. 33-8-20
(N89°07'53"E 2644.64')PARCEL 1
C.S.M. #9818LOT 1
C.S.M. #9818LOT 2
C.S.M. #4987LOT 3
C.S.M. #4987UNPLATED
LANDS
OWNER: HAMILTON
SCHOOL DISTRICT

REVISED THIS 7th DAY OF JANUARY, 2025

SHEET 1 OF 10

QUIETWOOD

BEING A REDIVISION OF OUTLOT 4 OF "CRANES CROSSING ADDITION NO. 1 AND UNPLATED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKEE COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

OWNER:
QUIET WOOD
DEVELOPMENT, LLC
3330 GATEWAY ROAD
SUITE 200
BROOKFIELD, WI 53045
PHONE: (414) 881-2266

LOT CHARACTERISTICS: (PRD ZONING)

LOTS 1-18:
MIN. LOT AREA: 15,000 S.F.
MIN. LOT WIDTH: 30 FT.
MIN. FRONT SETBACK: 30 FT.
MIN. REAR SETBACK: 12.5 FT.
MIN. SIDE SETBACK: 12.5 FT.

LOTS 19-30:
MIN. LOT AREA: 17,000 S.F.
MIN. LOT WIDTH: 30 FT.
MIN. FRONT SETBACK: 30 FT.
MIN. REAR SETBACK: 15 FT.
MIN. SIDE SETBACK: 15 FT.

C.S.M. #154

MARCY ROAD

(40' DEDICATED TO THE PUBLIC)

EXISTING BUILDINGS
TO BE RAZED

WETLANDS

E. LINE, N.W. 1/4, SEC. 33-8-20
(N89°05'53"E 2644.25')ROAD
(WIDE VARIOUS)

C.S.M. #154

MARCY
ROAD

QUIETWOOD

BEING A REDIVISION OF OUTLOT 4 OF "CRANES CROSSING ADDITION NO. 1 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 14, 2025

Don Sime
Department of Administration

N.W. CORNER N.W. 1/4
SEC. 33-8-20
WIS. STATE PLANE COORD.
SYSTEM-SOUTH ZONE (NAD27)
FND. CONC. MON. W/ BRASS CAP
N 413,382.79
E 2,495,264.63

UNPLATTED LANDS
OWNER: JEFFREY & NANCY
STUEBNER

N88°05'52"E

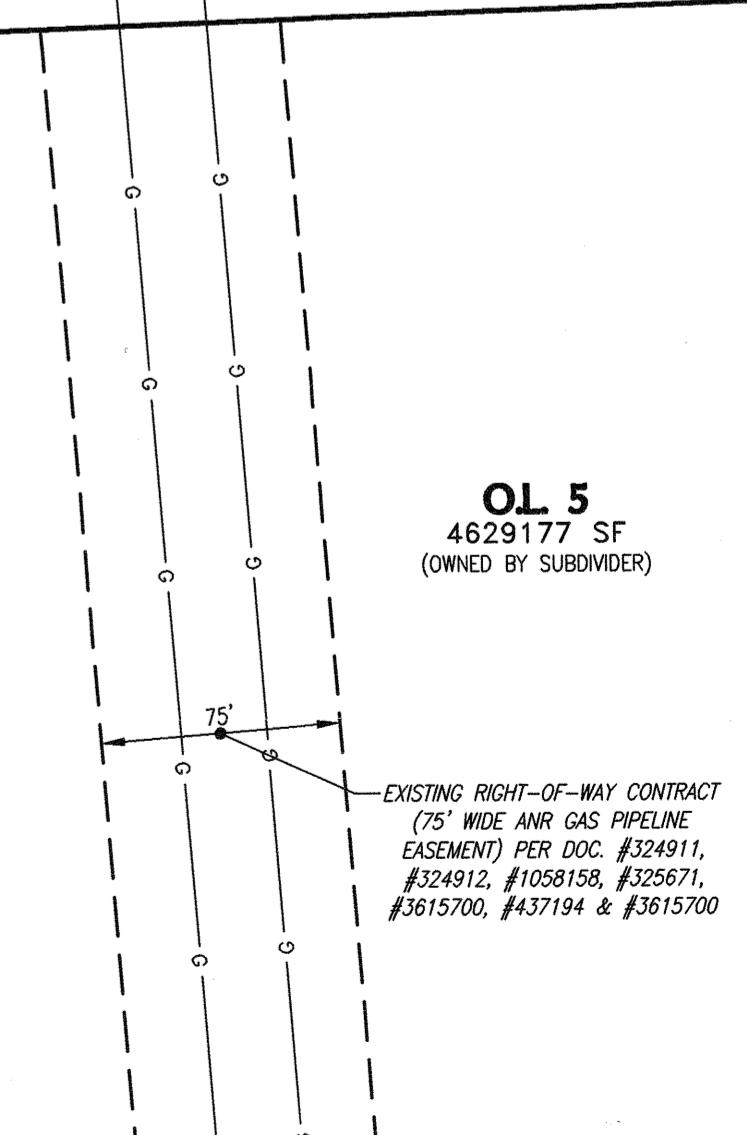
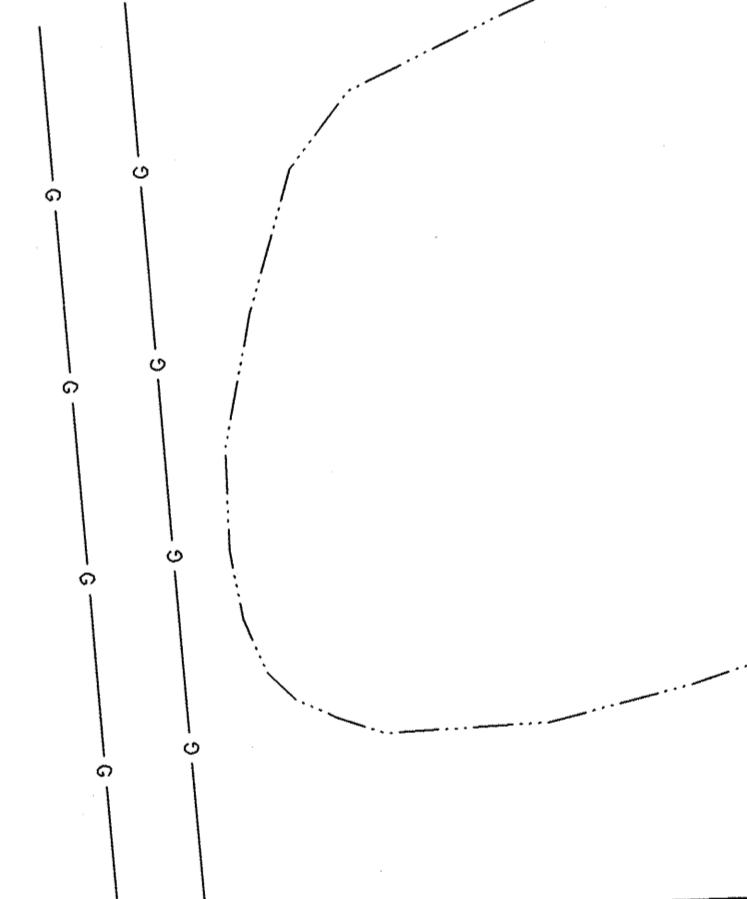
621.26

LOT 3
C.S.M. #4234

UNPLATTED LANDS
OWNER: NEAL SCHULTZ

UNPLATTED LANDS
OWNER: NEAL SCHULTZ

SCALE: 1"=60'
0 30 60 120



UNPLATTED LANDS
OWNER: CHRISTINA
FALKOWSKI KRAMER

1324.18
W LINE NW 1/4 SEC. 33-8-20
(N00739.08'W 2848.35')

OL 5
4629177 SF
(OWNED BY SUBDIVIDER)

WETLANDS /
I.N.R.A.

EXISTING
POND

N00739.08'W

INDICATES WETLAND/
I.N.R.A. LINE

LOT 1
C.S.M. #10704

23-014-1097-01



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



REVISED THIS 7th DAY OF JANUARY, 2025
DATED THIS 21st DAY OF OCTOBER, 2024

SHEET 3 OF 10

4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

OL 5
4629177 SF
(OWNED BY SUBDIVIDER)

EXISTING RIGHT-OF-WAY CONTRACT
(75' WIDE AN IR GAS PIPELINE
EASEMENT) PER DOC. #324911,
#324912, #1058158, #325671,
#3615700, #437194 & #3615700

QUIETWOOD

BEING A REDIVISION OF OUTLOT 4 OF "CRANES CROSSING ADDITION NO. 1 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.



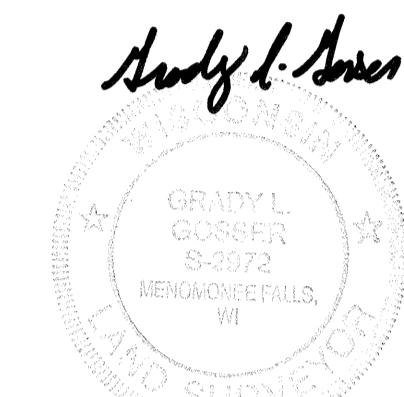
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 14, 2025

John Sime
John Sime
Department of Administration



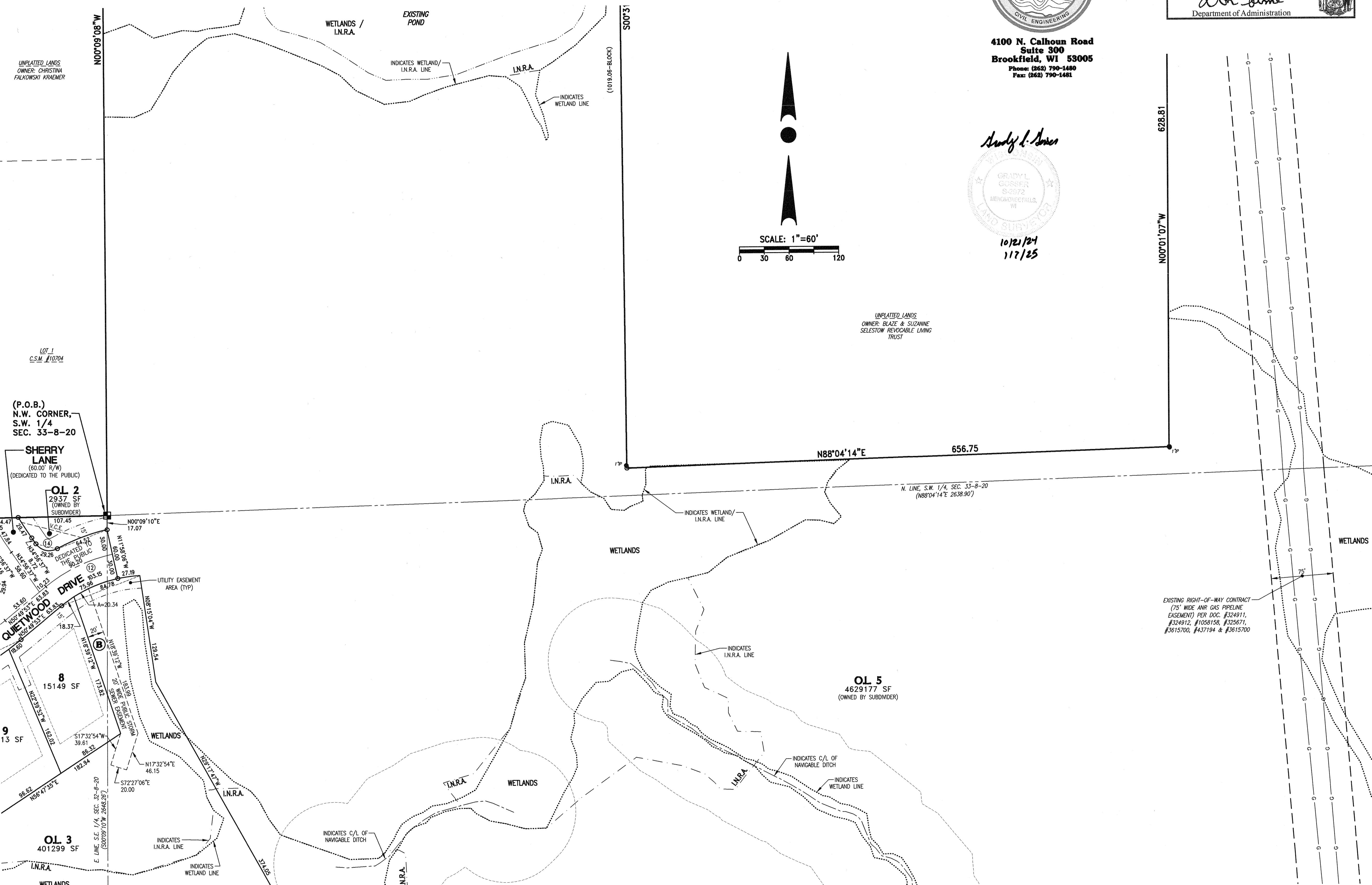
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Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



10/21/24
117/25

SCALE: 1"=60'
0 30 60 120

UNPLATTED LANDS
OWNER: BLAZE & SUZANNE
SELESTOW REVOCABLE LIVING
TRUST



REVISED THIS 7th DAY OF JANUARY, 2025
DATED THIS 21st DAY OF OCTOBER, 2024

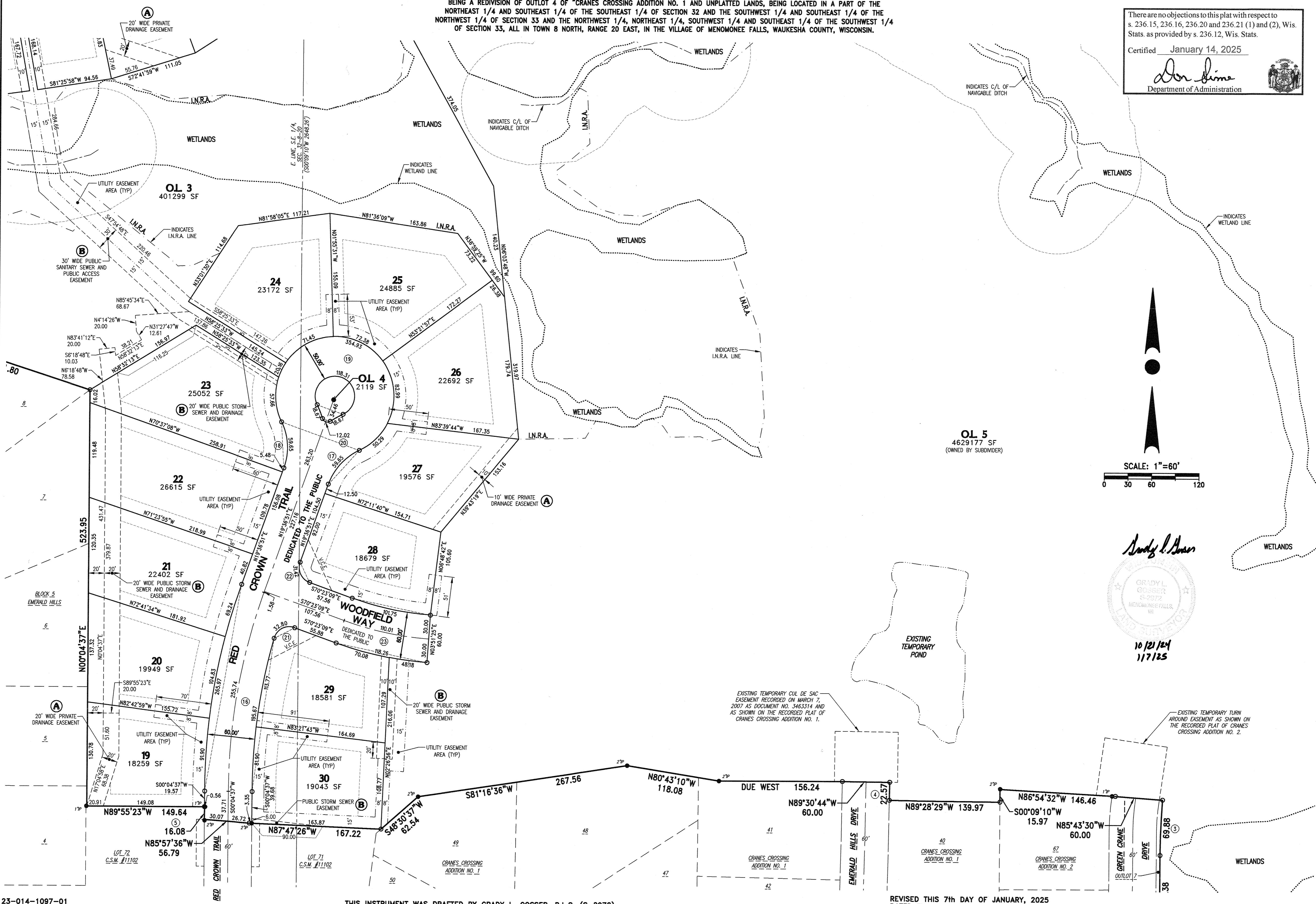
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There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

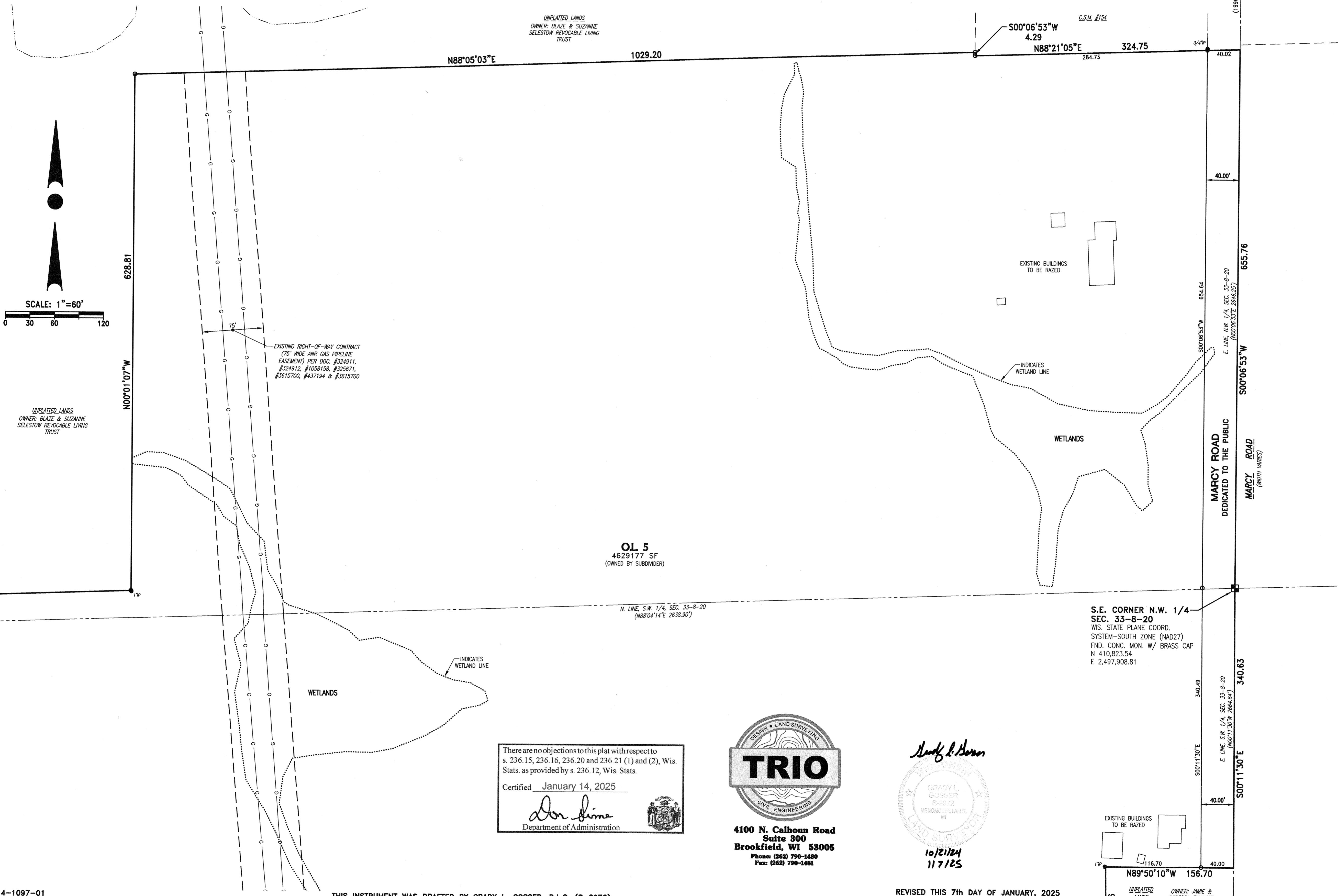
Certified January 14, 2025

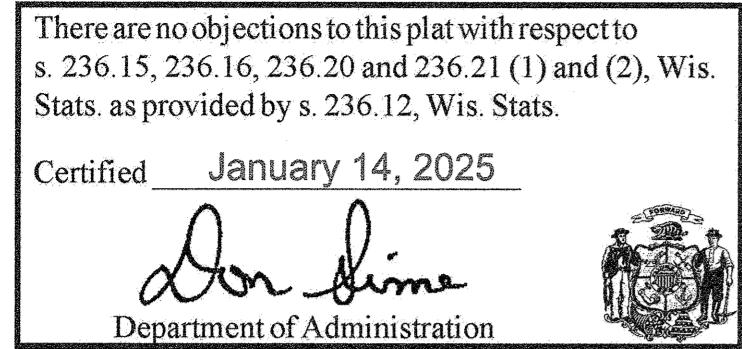
John L. Gosser
John L. Gosser
Department of Administration



QUIETWOOD

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QUIETWOOD

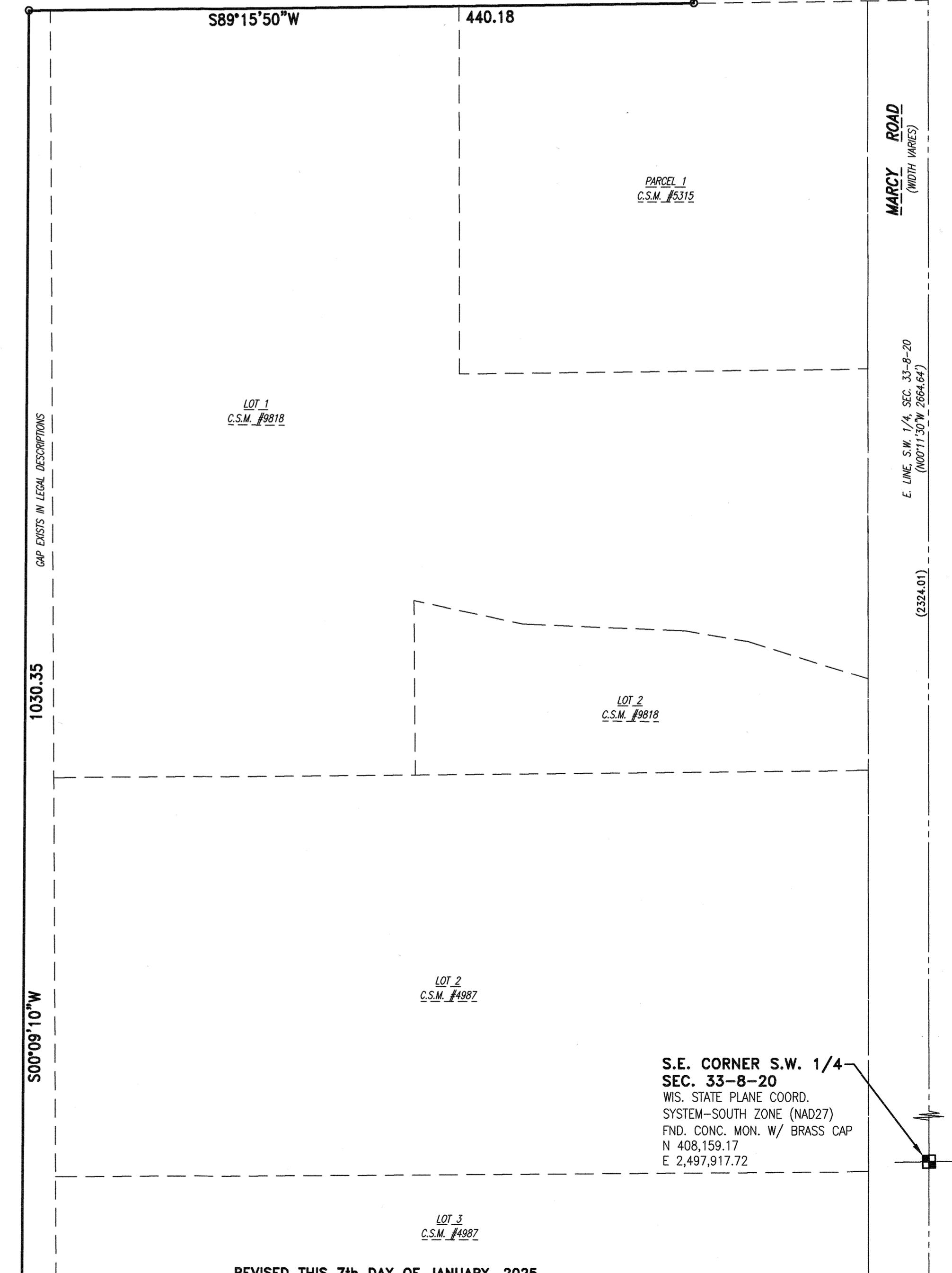
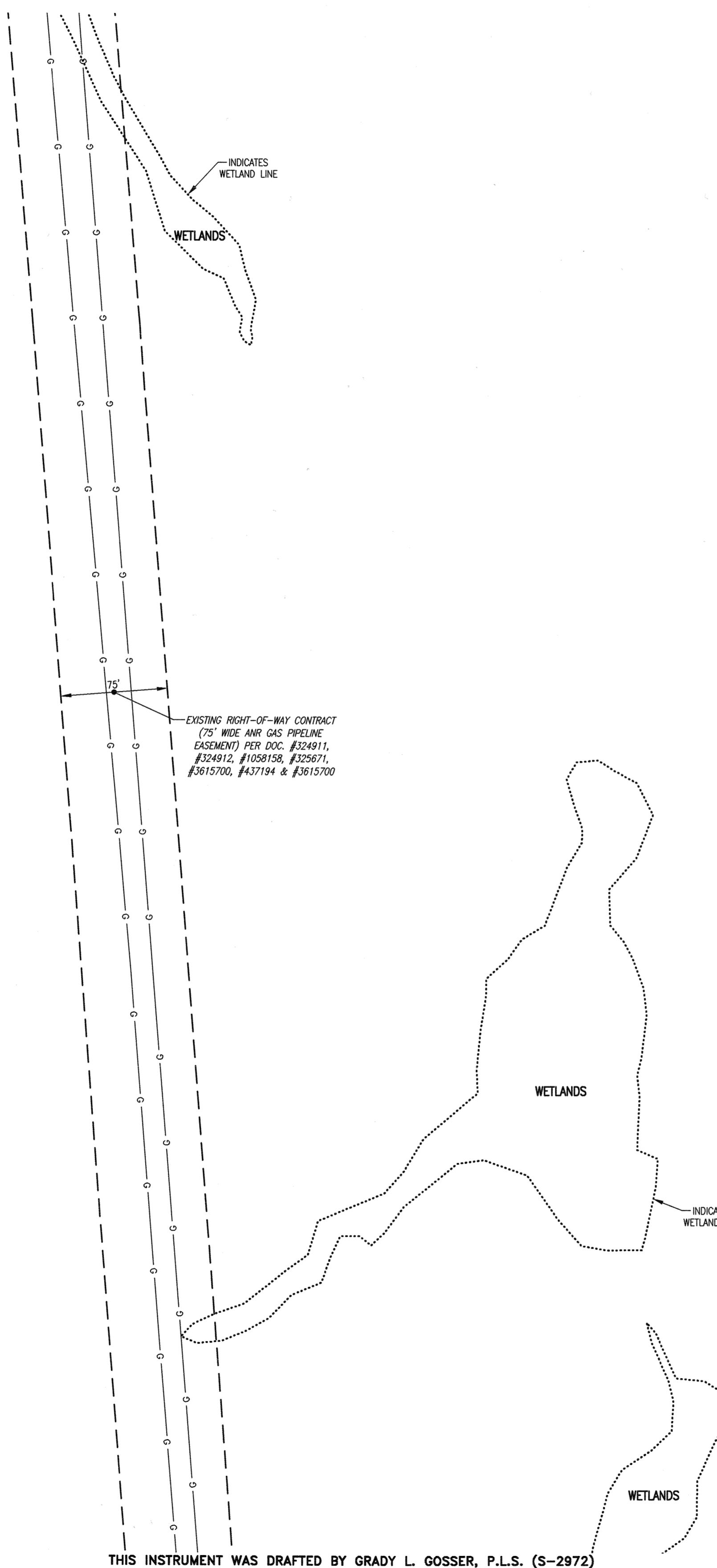
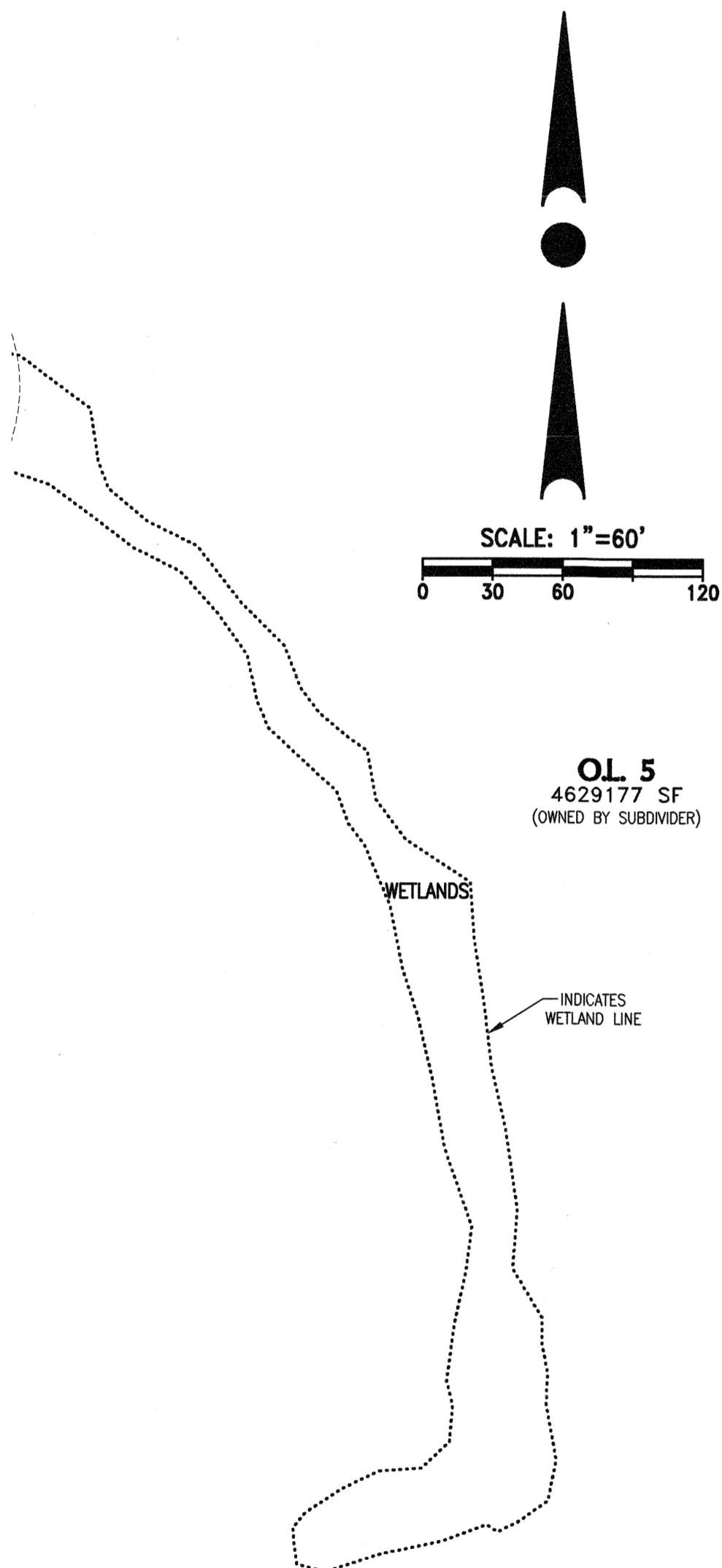
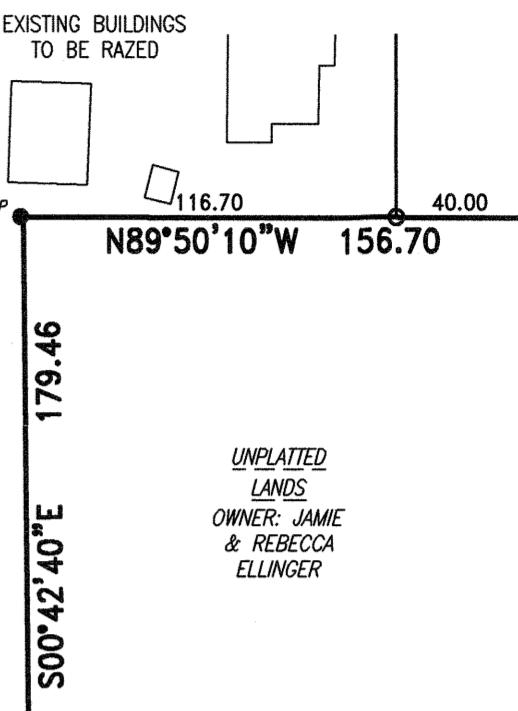
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4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

Andy L. Gosser

10/21/24
1/7/25



QUIETWOOD

BEING A REDIVISION OF OUTLOT 4 OF "CRANES CROSSING ADDITION NO. 1 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

O.L. 5
4629177 SF
(OWNED BY SUBDIVIDER)

100

INDICA
WETLAND

EXISTING RIGHT-OF-WAY CONTR
(75' WIDE ANR GAS PIPELINE
EASEMENT) PER DOC. #32491
#324912, #1058158, #32567
#3615700, #437194 & #36157

LOT 1
C.S.M. #98

SCALE: 1"=60'

LOT 2
C.S.M. #498

The logo for TRIO Civil Engineering is a circular emblem. The top half of the circle contains the text "DESIGN • LAND SURVEYING" in a serif font. The bottom half of the circle contains the text "CIVIL ENGINEERING" in a similar font. In the center of the circle, the word "TRIO" is written in large, bold, black, sans-serif capital letters. The background of the circle features a stylized, wavy pattern resembling topographic lines or water ripples.

**4100 N. Calhoun Road
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01/21/24

EXISTING TEMPORARY TURN
AROUND EASEMENT AS SHOWN ON
THE RECORDED PLAT OF CRANES
CROSSING ADDITION NO. 2.

27P
N86°54'32"W 146.46
S00°09'10"W 15.97
N85°43'30"W 60.00
67

68
CRANES CROSSING
ADDITION NO. 2

69

17P
N00°08'50"E 187.38
60'
GREEN CRANE DRIVE

69.88
38.66
OUTLOT 2
N88°27'08"W 52.21
1
41.20
N87°49'15"W 8.51
8
GREEN MEADOW COURT

138.82
S65°15'57"W 122.86
66

WETLANDS
INDICATES WETLAND LINE

23-014-1097-01

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSE, P.L.S. (S-2972)

DATED THIS 21st DAY OF OCTOBER, 20

24 REVISED THIS 7th DAY OF JANUARY, 2025

SHEET 8 OF 10

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 14, 2025

UNPLATTED LANDS
OWNER: HAMILTON
SCHOOL DISTRICT



QUIETWOOD

BEING A REDIVISION OF OUTLOT 4 OF "CRANES CROSSING ADDITION NO. 1 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	280.00	8°25'51"	41.20	41.16	S87°57'49.5"W	N87°49'15"W	S83°44'54"W
2	BOUNDARY	25.00	88°35'58"	38.66	34.92	N44°09'09"W	N88°27'08"W	N00°08'50"E
3	BOUNDARY	970.00	4°07'40"	69.88	69.87	N02°12'40"E	N00°08'50"E	N04°16'30"E
4	BOUNDARY	8030.00	0°09'40"	22.57	22.57	N00°34'06"E	N00°38'56"E	N00°29'16"E
5	BOUNDARY	260.00	3°32'35"	16.08	16.08	N02°02'59.5"E	N00°16'42"E	N03°49'17"E
6	OUTLOT 1	25.00	90°00'00"	39.27	35.36	S44°56'10"E	S00°03'50"W	S89°56'10"E
7	18	25.00	90°00'00"	39.27	35.36	S45°03'50"W	N89°56'10"W	S00°03'50"W
8	C/L	150.00	31°05'45"	81.41	80.41	N74°23'17.5"W	N58°50'25"W	N89°56'10"W
	NORTH	180.00	31°05'45"	97.69	96.50	N74°23'17.5"W	N58°50'25"W	N89°56'10"W
	SOUTH	120.00	31°05'45"	65.13	64.33	N74°23'17.5"W	N58°50'25"W	N89°56'10"W
9	C/L	400.00	30°16'17"	211.33	208.88	S73°58'33.5"E	S58°50'25"E	S89°06'42"E
	NORTH	370.00	30°16'17"	195.48	193.22	S73°58'33.5"E	S58°50'25"E	S89°06'42"E
	OUTLOT 1	370.00	29°51'19"	192.79	190.62	S73°46'04.5"E	S58°50'25"E	S88°41'44"E
1		370.00	0°24'58"	2.69	2.69	S88°54'13"E	S88°41'44"E	S89°06'42"E
	SOUTH	430.00	30°16'17"	227.18	224.55	S73°58'33.5"E	S58°50'25"E	S89°06'42"E
	OUTLOT 3	430.00	27°34'41"	206.97	204.98	S72°37'45.5"E	S58°50'25"E	S86°25'06"E
16		430.00	2°41'36"	20.21	20.21	S87°45'54"E	S86°25'06"E	S89°06'42"E
10	C/L	900.00	11°02'02"	173.32	173.05	N85°22'17"E	S89°06'42"E	N79°51'16"E
	NORTH	870.00	11°02'02"	167.54	167.28	N85°22'17"E	S89°06'42"E	N79°51'16"E
3		870.00	5°35'56"	85.01	84.98	N88°05'20"E	S89°06'42"E	N85°17'22"E
4		870.00	5°26'06"	82.53	82.50	N82°34'19"E	N85°17'22"E	N79°51'16"E
	SOUTH	930.00	11°02'02"	179.10	178.82	N85°22'17"E	S89°06'42"E	N79°51'16"E
14		930.00	3°23'07"	54.95	54.94	N89°11'44.5"E	S89°06'42"E	N87°30'11"E
13		930.00	5°22'24"	87.22	87.19	N84°48'59"E	N87°30'11"E	N82°07'47"E
12		930.00	2°16'31"	36.93	36.93	N80°59'31.5"E	N82°07'47"E	N79°51'16"E
11	C/L	350.00	29°01'23"	177.29	175.40	N65°20'34.5"E	N79°51'16"E	N50°49'53"E
	NORTH	320.00	29°01'23"	162.10	160.37	N65°20'34.5"E	N79°51'16"E	N50°49'53"E
6		320.00	9°57'03"	55.58	55.51	N74°52'44.5"E	N79°51'16"E	N69°54'13"E
7		320.00	19°04'20"	106.52	106.03	N60°22'03"E	N69°54'13"E	N50°49'53"E
	SOUTH	380.00	29°01'23"	192.49	190.44	N65°20'34.5"E	N79°51'16"E	N50°49'53"E
10		380.00	12°40'53"	84.11	83.93	N73°30'49.5"E	N79°51'16"E	N67°10'23"E
9		380.00	13°32'16"	89.78	89.58	N60°24'15"E	N67°10'23"E	N53°38'07"E
8		380.00	2°48'14"	18.60	18.59	N52°14'00"E	N53°38'07"E	N50°49'53"E
12	C/L	190.00	27°12'01"	90.20	89.35	N64°25'53.5"E	N50°49'53"E	N78°01'54"E
	NORTH	220.00	16°48'09"	64.52	64.29	N69°37'49.5"E	N61°13'45"E	N78°01'54"E
	SOUTH	160.00	36°56'13"	103.15	101.37	N69°17'59.5"E	N50°49'53"E	N87°46'06"E
R/W		160.00	27°12'01"	75.96	75.25	N64°25'53.5"E	N50°49'53"E	N78°01'54"E
	OUTLOT 5	160.00	9°44'12"	27.19	27.16	N82°54'00"E	N78°01'54"E	N87°46'06"E
8		160.00	6°34'47"	18.37	18.36	N54°07'16.5"E	N50°49'53"E	N57°24'40"E
	OUTLOT 3	160.00	30°21'26"	84.78	83.79	N72°35'23"E	N57°24'40"E	N87°46'06"E

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
13	7	20.00	85°46'30"	29.94	27.22	N07°56'38"E	N50°49'53"E	N34°56'37"W
14	OUTLOT 2	20.00	83°49'38"	29.26	26.72	S76°51'26"E	S34°56'37"E	N61°13'45"E
15	C/L	500.00	5°28'56"	47.84	47.82	S32°12'09"E	S29°27'41"E	S34°56'37"E
	EAST	470.00	3°35'33"	29.47	29.46	S33°08'50.5"E	S31°21'04"E	S34°56'37"E
	WEST	530.00	5°28'56"	50.71	50.69	S32°12'09"E	S29°27'41"E	S34°56'37"E
16	C/L	750.00	19°32'14"	255.74	254.50	S09°50'44"W	S19°36'51"W	S00°04'37"W
	EAST	720.00	15°34'14"	195.67	195.07	S07°51'44"W	S15°38'51"W	S00°04'37"W
	30	720.00	6°31'01"	81.90	81.85	S03°20'07.5"W	S06°35'38"W	S00°04'37"W
	29	720.00	9°03'13"	113.77	113.65	S11°07'14.5"W	S15°38'51"W	S06°35'38"W
	WEST	780.00	19°32'14"	265.97	264.69	S09°50'44"W	S19°36'51"W	S00°04'37"W
	19	780.00	6°45'01"	91.90	91.84	S03°27'07.5"W	S06°49'38"W	S00°04'37"W
	20	780.00	7°42'03"	104.83	104.76	S10°40'39.5"W	S14°31'41"W	S06°49'38"W
	21	780.00	5°05'10"	69.24	69.22	S17°04'16"W	S19°36'51"W	S14°31'41"W
17	27	75.00	45°34'23"	59.65	58.09	S42°24'02.5"W	S65°11'14"W	S19°36'51"W
	OUTLOT 4	125.00	8°33'30"	18.67	18.65	S60°54'29"W	S65°11'14"W	S56°37'44"W
18	23	75.00	45°34'23"	59.65	58.09	N03°10'20.5"W	N19°36'51"E	N25°57'32"W
	OUTLOT 4	125.00	8°33'29"	18.67	18.65	N21°40'47.5"W	N17°24'03"W	N25°57'32"W
19	TOTAL	75.00	27°10'84"	354.93	105.00	N70°23'09"W	N65°11'14"E	S25°57'32"E
	27	75.00	38°25'07"	50.29	49.35	N45°58'40.5"E	N65°11'14"E	N26°46'07"E
	26	75.00	63°24'10"	82.99	78.82	N04°55'58"W	N26°46'07"E	N36°38'03"W
	25	75.00	55°17'28"	72.38	69.60	N64°16'47"W	N36°38'03"W	S88°04'29"W
	24	75.00	54°34'56"	71.45	68.78	S60°47'01"W	S88°04'29"W	S33°29'33"W
	OUTLOT 3	75.00	15°24'12"	20.16	20.10	S25°47'27"W	S33°29'33"W	S18°05'21"W
	23	75.00	44°02'53"	57.66	56.25	S03°56'05.5"E	S18°05'21"W	S25°57'32"E
	OUTLOT 4	25.00	27°10'84"	118.31	35.00	N7		

GENERAL NOTES:

- Includes Set 1.270" outside diameter, 1/8" long Reinforcing Bar weighing 4.303 lbs. per lined foot. All other lot and outlet corners are staked with 0.25" outside diameter, 1/8" long Reinforcing Bar weighing 1.902 lbs. per lined foot. (Unless otherwise noted)
- Outlets found Monument, See Plan.
- All linear measurements have been made to the nearest one-hundredths of a foot.
- All angular measurements have been made to the nearest second and compiled to the nearest half-second.
- All bearings are referenced to Grid North at the Wisconsin State Plane Coordinate System, State Zone (W40+77), in which the West line of the SW 1/4 of Section 33, Town 8 North, Range 20 East, Deer North 70' East.
- Outlets 13 and 15 cross Wetlands, I.N.R.A. and open space.
- Outlet 15 is retained by the developer for future development.
- The Owner of the residential lots within the Subdivision and any previous and future additions to this Subdivision shall own an equal interest in the lots retained by the Subdivision. The owner of the residential lots within this Subdivision and any previous and future additions to this Subdivision shall be liable for an equal undivided fractional share of the cost to repair, maintain and replace any public or private utility or facility that is located on or within the lots retained by the Subdivision and is to be performed by the owners of all lots within this Subdivision and are previous additions to this Subdivision and future development of future lots.
- Any land below the Ordinary High Water Mark of a lake or a navigable stream is subject to the Public Trust in navigable waters that is entitled to the use of the land for the purpose of navigation.
- Welded and Insulated Natural Resource Area (I.N.R.A.) boundaries shown herein were field delineated by Hennard Ecological Group, Inc. (Eric Pfeifer) on May 4-5, 2023.
- All electric, telephone, and interconnection distribution lines and wires, including DAVT cables, constructed after the recording of this instrument are the property of the telephone company.
- All utility structures within the development will be retain along with any possible well and private sewage systems when future development of outlet 16 takes place.
- Private Drainage Easements are established to provide for the unobstructed flow of storm water runoff from adjacent and upstream properties. Any landowner retained in the Subdivision, the Subdivision, and any previous and future additions to this Subdivision, shall be liable for the cost to repair, maintain and replace any public or private utility or facility that is located on or within the lots retained by the Subdivision and is to be performed by the owners of all lots within this Subdivision and are previous additions to this Subdivision and future development of future lots.
- All easements marked "P" are Public Easements granted to the Village of Menomonee Falls.
- We Energies Transmissions will be installed along common utility. Home design and building footprints must adhere to the recording design and any subsequent changes. We Energies purchased transmission location, ducts, valve openings, and windows per Wisconsin State Plane Code, Volume 1, Chapter 10, Article 10.01. Any cost to relocate transmission lines or windows will be the responsibility of the developer. Any cost to relocate of headwaters due to the homes failing compliance with the Chapter PSD14 code mentioned above will be the financial responsibility of the developer.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although lots in the Subdivision have been reserved and approved for development with single-family residential structures, the developer shall not be liable for any damage to any property or to any person or persons resulting from the possible presence of groundwater near the surface, may require additional soil engineering and foundation design to be installed in accordance with the Wisconsin State Plane Code, Volume 1, Chapter 10, Article 10.01. Any basement and foundation that will be subject to infiltration the various pressure associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to the owner's special investigation prior to construction and no special restrictions are to be placed.

W.L. 1
N. LINE, ST. 1/4 SEC. 33-8-20
(N40°19'53.2" E7446.04')

N.W. CORNER S.W. 1/4
SEC. 33-8-20
W.L. STATE PLANE COORD.
SYSTEM-SOUTH ZONE (N427)
FND. CONC. MORN. W/ BRASS CAP
N 410.82154
E 2,497,271.66

VILLAGE VISION CORNER
EASEMENT DETAIL (V.C.E.)

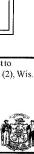
V.C.E. APPLIES TO:

§ 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by § 236.13, Wis. Stats.

There are no exceptions to this plat with respect to § 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.

Certified - December 12, 2025

John L. Cossler
John L. Cossler
Department of Administration



TRIO
CIVIL ENGINEERING
CONTRACTORS & SUBCONTRACTORS

19035 W. Capitol Drive
Suite 200
Brookfield, WI 53045
Phone: (414) 799-1441
Fax: (414) 799-1441

THIS INSTRUMENT WAS DRAFTED BY GRADY L. COSSLER, P.L.S. (S-2072)

QUIETWOOD ADDITION NO. 2

BEING A REVISION OF OUTLOT 12 OF "QUIETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKEGAN COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

LEGEND

- INDICATES SET 1.270" O.D. REINFORCING BAR
- INDICATES FOUND MONUMENT, S.F.Z. PLAN
- INDICATES WETLAND LINE
- INDICATES ISOLATED NATURAL RESOURCE AREA LINE (I.N.R.A.)

IMPROVED LANDS
OWNER: CHRISTIAN
FALKHORN TRUST

IMPROVED LANDS
OWNER: SELESTOW REVERE LANDS
TRUST

LOT CHARACTERISTICS: PRD ZONING

LOTS 50-89-87-90
MIN. LOT AREA: 17,000.00 S.F.
MIN. LOT WIDTH: 80 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 15 FT.
MIN. SIDE SETBACK: 15 FT.

LOTS 70-86
MIN. LOT AREA: 12,500.00 S.F.
MIN. LOT WIDTH: 80 FT.
MIN. FRONT: 25 FT.
MIN. SIDE: 25 FT.
MIN. SIDE SETBACK: 12.5 FT.

LOTS 111-112
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 113-114
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 115-116
MIN. LOT WIDTH: 120 FT.
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LOTS 117-118
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LOTS 119-120
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LOTS 121-122
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LOTS 123-124
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LOTS 125-126
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MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 267-268
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 269-270
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 271-272
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 273-274
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 275-276
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 277-278
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 279-280
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 281-282
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 283-284
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 285-286
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 287-288
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 289-290
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 291-292
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 293-294
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 295-296
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 297-298
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.
MIN. SIDE SETBACK: 20 FT.

LOTS 299-300
MIN. LOT WIDTH: 120 FT.
MIN. FRONT: 30 FT.
MIN. SIDE: 20 FT.<

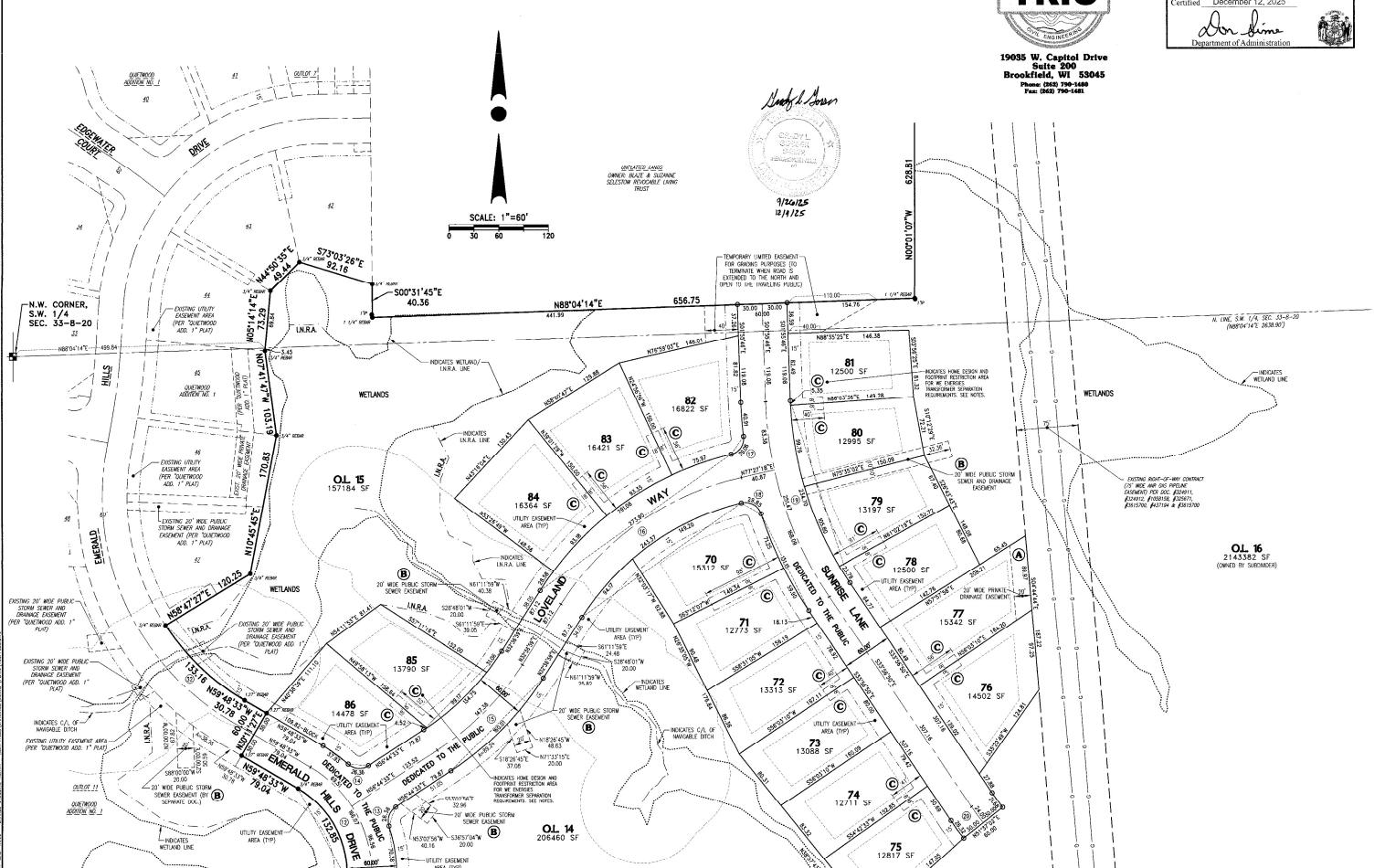
QUIETWOOD ADDITION NO. 2

BEING A REVISION OF OUTLOT 12 OF "QUIETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.



These are no objections to this plat with respect to
1. 236 15, 234 16, 236 20 and 236 21 (1) and (2), Wis.
State as provided by s. 236 12, Wis. Stats.
Certified December 12, 2025
Don Sime
Department of Administration

19035 W. Capitol Drive
Brookfield, WI 53045
Phone: (414) 799-1480
Fax: (414) 799-1481



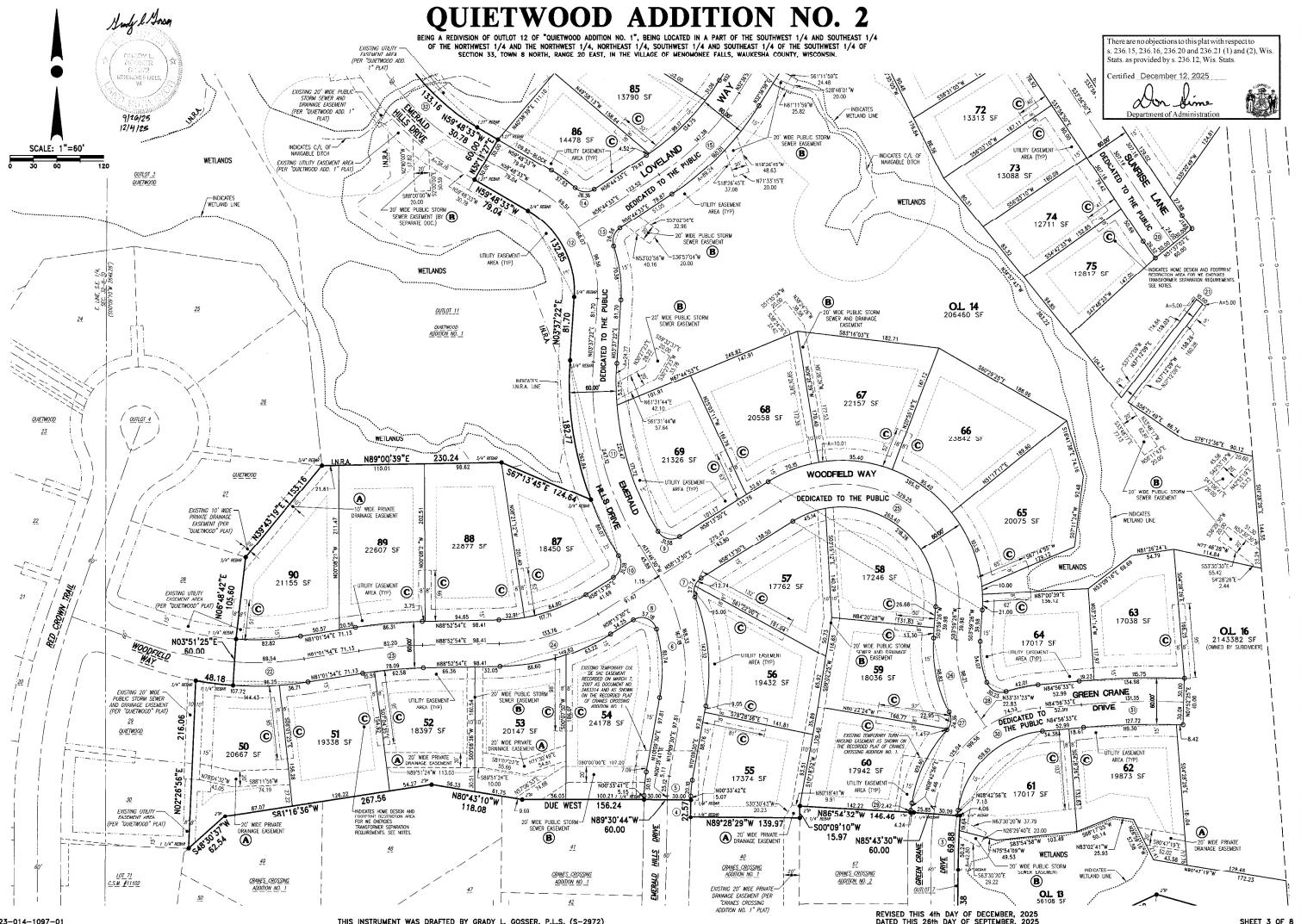
QUIETWOOD ADDITION NO. 2

BEING A REVISION OF OUTLOT 12 OF "QUIETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

These documents are third of two in respect to 236.15, 236.16, 236.20 and 236.21 (1) and (2). Wks. Stats. as provided by s. 236.12.

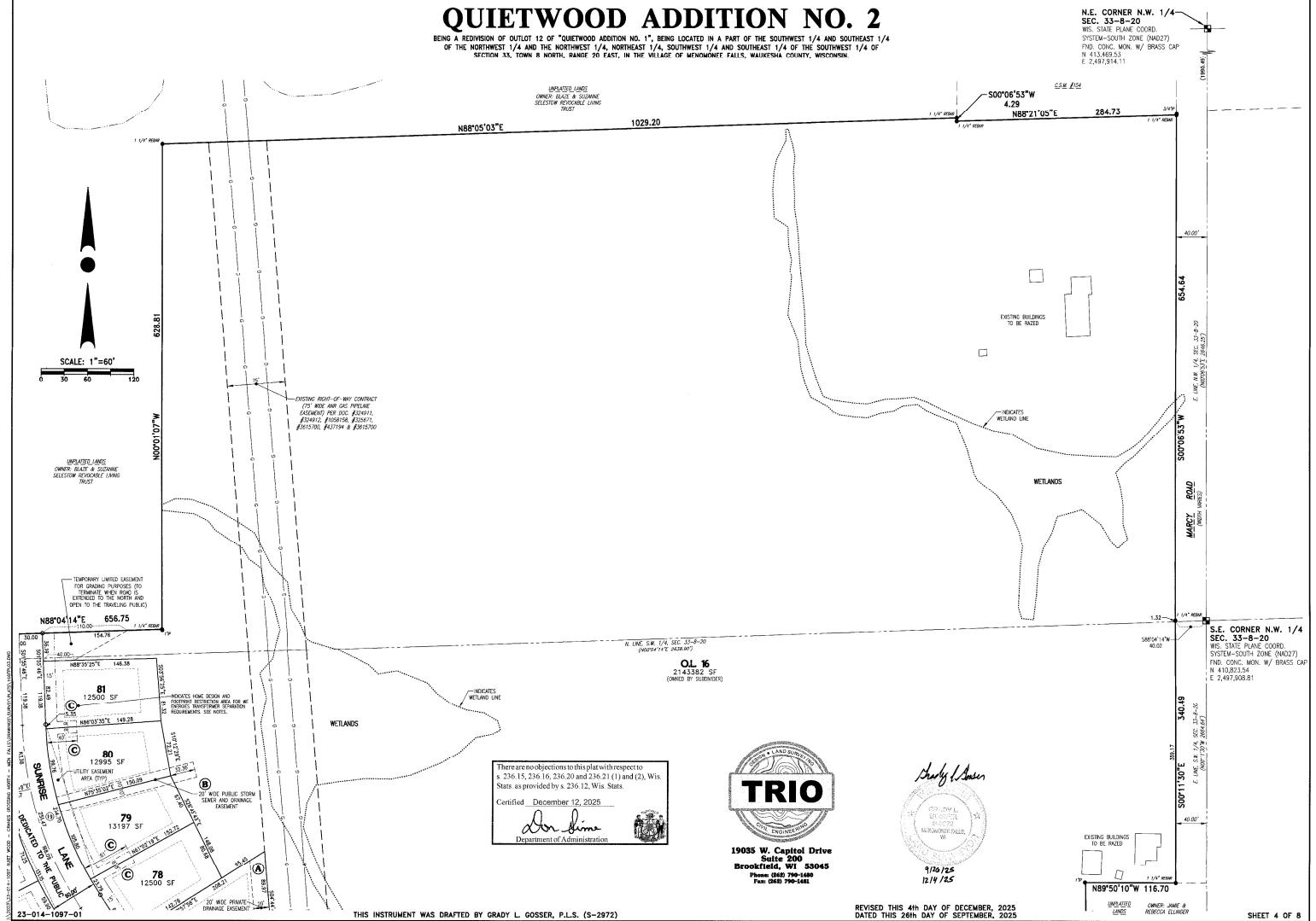
Certified December 12, 2025.

Don L. Simon
Department of Administration



QUIETWOOD ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 12 OF "QUIETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MONOMONOC FALLS, WAUKEEWA COUNTY, WISCONSIN.

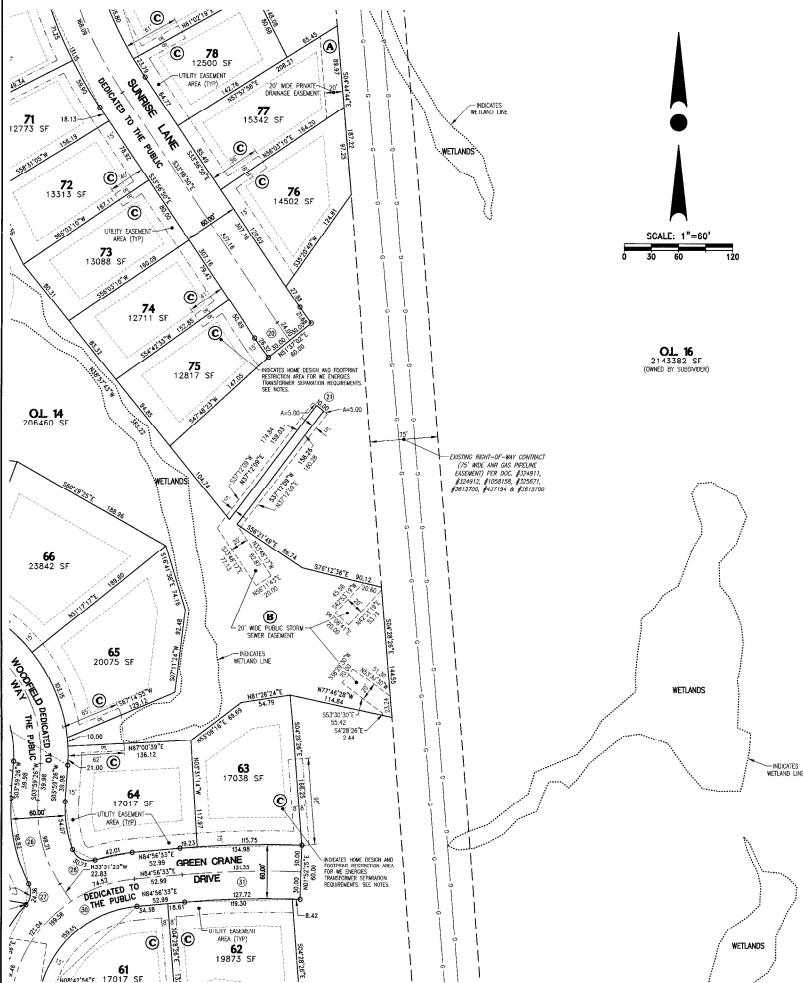


THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSE, P.L.S. (S-2972)

REVISED THIS 4th DAY OF DECEMBER, 2025
DATED THIS 26th DAY OF SEPTEMBER, 2025

QUIETWOOD ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 12 OF "QUETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MONOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.



THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSE, P.L.S. (S-2972)



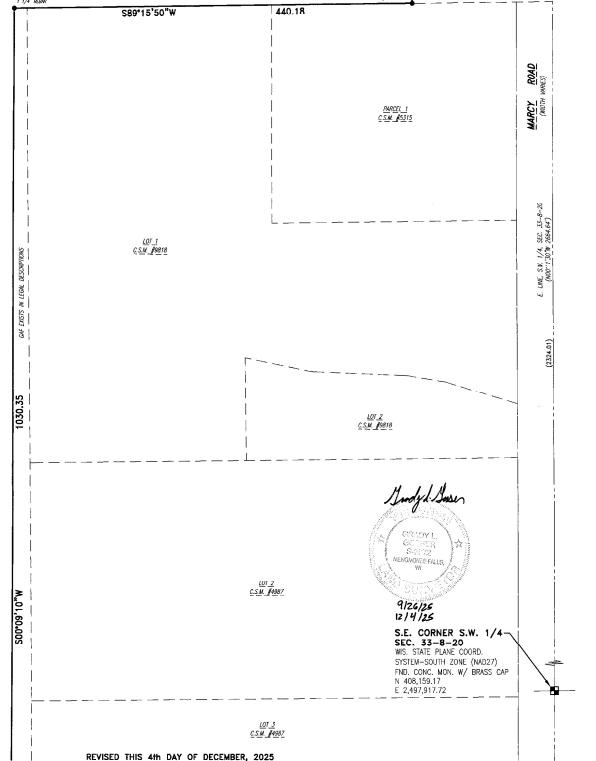
19085 W. Capitol Drive
Suite 200
Brookfield, WI 53045
Phone: (414) 790-1480

There are no objections to this plat with respect to
s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis.
Stats. as provided by s. 236.12, Wis. Stats.

Certified December 12, 2025

Don Sime
Department of Administration





REVISED THIS 4th DAY OF DECEMBER, 2025
DATED THIS 26th DAY OF SEPTEMBER, 2025

SHEET 5 OF 8

QUIETWOOD ADDITION NO. 2

BEING A REVISION OF OUTLOT 12 OF "QUIETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	280.00	829'51"	41.20	41.16	587'57"49.5"	N87°49'15"W	S87'34"54"W
2	BOUNDARY	25.00	88°35'58"	38.68	34.92	N40°09'09"W	N88°27'09"W	N020°50'E
3	BOUNDARY	970.00	40°7'40"	69.88	69.87	N02°12'40"E	N00°08'50"E	N04°16'30"E
OUTLOT 13	970.00	238'04"	50.24	50.24	N01°37'52"E	N00°08'50"E	N03°05'45"E	
61	970.00	119'06"	19.64	19.64	N03°41'42"E	N03°08'54"E	N04°16'30"E	
4	BOUNDARY	863.00	0°09'40"	22.57	22.57	N03°40'06"E	N03°08'54"E	N02°11'16"E
5	C/L	190.00	93°54'40"	25.12	25.10	S02°21'55.5"W	S107°30'50"W	S003°34'17"W
EAST	120.00	93°54'40"	20.19	20.08	S02°21'55.5"W	S107°30'50"W	S003°34'17"W	
WEST	180.00	93°54'40"	30.15	30.11	S02°21'55.5"W	S107°30'50"W	S003°34'17"W	
6	C/L	230.00	41°56'00"	168.33	164.60	N10°48'30"W	N107°30'30"E	N014°30'35"E
C/L, SOUTH	230.00	41°38'47"	167.10	163.52	N10°39'53.5"W	N109°09'30"E	N012°29'17"E	
C/L, NORTH	230.00	0°17'13"	1.15	1.15	N3°37'53.5"W	N3°29'17"W	N3°40'30"W	
EAST	260.00	31°24'26"	142.32	140.74	N05°32'43"W	N107°09'30"W	N211°45'58"E	
WEST	200.00	25°25'25"	88.74	88.02	N02°33'12.5"W	N107°30'30"E	N151°53'55"E	
7	TOtal	20.00	79°28'26"	27.74	25.57	S18°29'17"W	S81°30'30"W	S21°14'56"E
56	20.00	42°57'51"	15.00	14.65	S00°13'59.5"W	S21°42'55"W	S02°14'56"E	
57	20.00	36°30'35"	12.74	12.53	S3°58'12.5"W	S88°36'30"W	S21°42'55"W	
8	54	20.00	106°30'35"	37.18	32.05	N08°31'12.5"W	N15°15'55"E	S081°33'30"W
9	69	20.00	90°29'00"	31.58	28.40	S7°03'00"W	S31°17'30"E	N89°13'30"E
10	87	20.00	89°37'26"	31.28	28.40	N132°47'E	N08°13'30"E	S123°56'E
11	C/L	400.00	35°23'52"	247.12	243.21	S14°04'34"E	S03°37'22"W	S31°46'30"E
EAST	370.00	34°54'20"	225.47	223.00	S15°20'24"E	S03°37'22"W	S31°47'36"E	
69	370.00	26°35'28"	171.72	170.18	S17°59'46"E	S04°20'21"E	S31°37'30"E	
OUTLOT 14	370.00	8°19'24"	53.75	53.70	S00°32'20"E	S03°37'22"W	S04°20'22"E	
WEST	430.00	35°01'18"	260.84	258.76	S13°51'17"E	S03°37'22"W	S31°35'E	
87	430.00	140°04'05"	80.07	79.95	S26°03'53.5"E	S02°45'31"E	S31°35'E	
BOUNDARY	430.00	24°9'11"	182.77	181.40	S08°33'14.5"E	S03°37'22"W	S20°43'51"E	
12	C/L	150.00	62°25'55"	166.07	157.71	S20°05'35.5"W	N03°37'22"E	S09°48'33"W
C/L, SOUTH	150.00	36°52'49"	96.56	94.86	N14°09'02.5"W	N03°37'22"E	N33°12'27"W	
C/L, NORTH	150.00	26°33'06"	69.51	68.69	N46°20'00"W	N33°12'27"W	N59°48'33"W	
OUTLOT 14	180.00	22°24'10"	70.38	69.93	N03°43'45"E	N03°37'22"E	N18°45'48"E	
88	180.00	120°04'27"	37.93	37.85	N05°46'19.5"W	N47°44'00"W	N59°48'33"W	
WBL	120.00	62°25'05"	124.29	126.17	N02°05'35.5"W	N03°37'22"E	N09°48'33"W	
13	OUTLOT 14	20.00	75°31'21"	26.36	24.49	S18°58'52.5"W	S06°44'31"W	S18°45'48"E
14	86	20.00	75°31'21"	26.36	24.49	S88°29'48.5"	S47°44'06"	N86°44'33"E
15	C/L	20.00	24°07'34"	147.38	146.29	N06°44'46"E	N06°44'33"E	N32°36'59"E
SOUTHEAST	380.00	24°07'34"	160.01	158.62	N04°44'46"E	N06°44'33"E	N32°36'59"E	
NORTHWEST	320.00	24°07'34"	134.75	133.75	N04°46'46"E	N06°44'33"E	N32°36'59"E	
86	320.00	0°48'34"	4.52	4.52	N06°20'16"E	N06°44'33"E	N59°55'00"E	
WS	120.00	17°45'22"	94.17	94.77	N47°01'18"E	N04°44'46"W	N18°10'17"E	
OUTLOT 15	320.00	53°33'38"	31.06	31.04	N35°23'48"E	N08°10'37"E	N32°36'59"E	

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
16	C/L	350.00	44°30'19"	273.90	266.97	S55°02'08.5"	S77°27'18"E	S32°36'59"W
SOUTHEAST	320.00	43°34'30"	243.37	237.55	S54°24'14"W	S76°11'29"W	S32°36'59"W	
OUTLOT 14	320.00	16°51'42"	94.17	93.83	S47°02'50"	S47°28'41"E	S32°36'59"W	
NORTHWEST	360.00	26°42'48"	149.29	147.85	S62°50'05"	S76°11'29"W	S47°28'41"E	
OUTLOT 15	380.00	4°18'32"	28.57	28.57	S34°46'15"	S38°53'31"	S32°36'59"W	
84	380.00	149°30'00"	93.18	92.95	S42°57'01"	S38°53'31"	S32°36'59"W	
83	380.00	149°4'33"	93.35	93.12	S48°00'57"	S68°02'04"	S56°58'31"	
82	380.00	117°27'16"	75.97	75.84	S76°46'42"	S76°30'20"	S69°03'04"	
17	82	20.00	83°19'04"	29.08	26.59	S07°00'48"	N07°30'20"E	N04°48'44"
18	70	20.00	66°30'58"	20.85	21.16	N6°03'92"	N18°13'33"	S76°11'29"
19	C/L	450.00	32°01'04"	251.47	246.21	S17°56'18"	S01°55'46"	S33°56'90"
C/L, NORTH	450.00	10°36'56"	83.38	83.26	S07°44'14"	S17°23'40"	S33°56'90"	
C/L, SOUTH	450.00	21°24'08"	168.09	167.12	S23°14'46"	S17°23'42"	S33°56'90"	
EAST	420.00	32°01'04"	234.70	231.66	S17°58'16"	S01°55'46"	S33°56'90"	
81	420.00	6°43'46"	5.35	5.35	S07°19'39"	S02°39'30"	S22°19'56"	
80	420.00	13°36'33"	99.76	99.53	S09°27'48.5"	S02°39'32"	S16°18'56"	
79	420.00	14°26'00"	105.80	105.52	S27°29'05"	S30°42'05"	S04°24'07"	
78	420.00	31°4'45"	23.79	23.79	S30°19'27.5"	S30°56'40"	S33°56'90"	
82	450.00	4°58'38"	40.91	40.89	S04°27'15"	S01°55'46"	S09°48'44"	
70 + 71	450.00	15°39'17"	131.15	130.74	S07°01'15.7"	S18°17'33"	S33°56'90"	
70	450.00	8°50'00"	71.25	71.19	S32°12'47"	S10°17'37"	S20°47'50"	
71	450.00	70'85"	59.90	59.86	S20°22'51.5"	S26°56'50"	S33°56'90"	
20	C/L	310.00	42°08"	24.39	23.99	S36°09'54"	S33°56'90"	S32°22'88"
NORTHWEST	280.00	42°08"	21.41	21.67	S03°59'54"	S33°56'90"	S32°22'88"	
SOUTHWEST	340.00	42°08"	26.32	26.31	S36°09'54"	S33°56'90"	S32°22'88"	
21	OUTLOT 14/16	340.00	14°1'08"	10.00	10.00	S51°07'17"	S51°06'43"	S52°47'51"
22	C/L	400.00	12°49'51"	89.54	89.35	S07°26'39.5"	S08°08'35"	S08°22'57"
NORTH	370.00	12°49'51"	82.82	82.65	S87°26'39.5"	S88°01'54"	S08°22'57"	
SOUTH	430.00	19°1'40"	144.43	143.75	S87°27'46"	S74°03'26"	S08°22'57"	
BOUNDARY	430.00	6°25'09"	48.18	48.15	S28°58'00.5"	S94°01'26"	S86°08'35"	
R/W	430.00	12°49'31"	96.25	96.05	S87°26'39.5"	S68°08'35"	S88°01'54"	
50	430.00	14°2'39"	107.72	107.43	S06°54'00.5"	S87°26'39.5"	S25°32'25"	
51	430.00	4°53'31"	36.71	36.70	S87°26'39.5"	S88°01'54"	S08°22'57"	
23	C/L	600.00	75'10"	82.20	82.14	S84°57'24"	S88°02'54"	S08°22'57"
NORTH	630.00	75'10"	86.31	85.82	S87°27'44"	S88°02'54"	S08°22'57"	
SOUTH	570.00	75'10"	78.09	78.03	S87°27'44"	S88°02'54"	S08°22'57"	
51	570.00	1'3'34"	15.51	15.51	S81°48'41"	S82°35'28"	S88°01'54"	
52	570.00	6'17'26"	62.58	62.55	S88°04'11"	S88°02'54"	S82°35'28"	

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
24	C/L	250.00	30°39'24"	133.76	132.17	S73°33'12"	N73°33'24"	N88°52'54"
NORTH	220.00	30°39'24"	117.71	116.31	S17°33'12"	N88°52'54"	N88°13'30"	
88	220.00	8°34'18"	32.39	32.88	N84°35'45"	N88°52'54"	N88°13'30"	
87	220.00	22°05'06"	84.80	84.28	S89°16'03"	N88°13'30"	N88°13'30"	
SOUTH	280.00	30°39'24"	149.82	148.04	S17°33'12"	N88°52'54"	N88°13'30"	
53	280.00	17'4'16"	86.60	86.26	N80°01'16"	N88°52'54"	N77°09'38"	
54	280.00	12°54'08"	63.22	63.04	N64°13'14"	N77°09'38"	N77°10'38"	
55	280.00	12°54'08"	63.22	63.04	N64°13'14"	N77°09'38"	N77°10'38"	
25	C/L	150.00	12°54'56"	329.25	267.02	N88°53'24"	N88°53'26"	S88°13'30"
NORTH	180.00	12°54'56"	395.10	370.43	N88°53'24"	N88°53'26"	S88°13'30"	
68	180.00	22°19'51"	70.15	69.71	S89°13'35"	S88°33'21"	S88°13'30"	
67	180.00	3°2'18"	95.49	94.99	S88°13'34"	S88°04'47"	S88°13'30"	
66	180.00	3°2'18"	95.49	94.99	S88°13'34"	S88°42'43"	S88°13'30"	
65	180.00	32°3'01"	103.15	101.74	S22°17'45"	S02°17'45"	S05°52'22"	
OUTLOT 14	180.00	3'11'01"	10.00	10.00	N04°17'11"	N02°14'17"	N05°52'22"	
64	180.00	8'41'07"	21.00	20.99	S00°58'25.5"	S02°14'17"	N05°52'22"	
SOUTHWEST	120.00	12°54'56"	263.34	213.62	N88°53'24"	N88°53'26"	S88°13'30"	
57	120.00	21°31'11"	45.14	44.87	S89°07'55"	S89°45'44"	S88°13'30"	
58	120.00	10°1'24"	218.26	218.40	N48°06'56"	S79°45'44"	S88°13'30"	
26	C/L	150.00	37°39'49"	98.21	96.47	S14°45'58.5"	S03°59'26"	S33°13'23"
EAST	120.00	3'2'17"	54.07	53.62	S88°04'08"	S88°26'26"	S21°49'40"	
70	180.00	23°28'44"	24.36	24.36	S07°28'55"	S88°26'26"	S22°27'58"	
27	OUTLOT	20.00	69'4'17"	24.36</				

QUIETWOOD ADDITION NO. 2

BEING A REVISION OF OUTLOT 12 OF "QUIETWOOD ADDITION NO. 1", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)
ss

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a revision of Outlot 12 of "QUIETWOOD ADDITION NO. 1", recorded in the Office of the Register of Deeds for Waukesha County on August 12, 2022, as Document Number 4532203, being located in part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4, Northeast 1/4, Soutwest 1/4 and Southeast 1/4 of Section 33, Town 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin.

Sold Parcel contains 5,503,903 Square Feet (or 80.4385 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of QUIET WOOD DEVELOPMENT, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 235 of the Wisconsin Statutes and the subdivision regulations of the Village of Menomonee Falls in surveying, dividing and mapping the same.

Dated this 20th Day of September, 2025.

REVISED: 12/4/25



Grady L. Gosser
Grady L. Gosser
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
1905 W. Capitol Drive, Suite 200
Brookfield, WI 53142
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

An Easement for electric, natural gas, and communications service is hereby granted by

QUIET WOOD DEVELOPMENT, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, and in connection with cable and telephone facilities, upon the property shown with those areas on the plot designated as "Utility Easement Areas" and the property designated on the plot for streets and alleys, whether surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights granted, or to enter to enter upon the property, nearly as is reasonably possible, to the conditions existing prior to such entry by the Grantees or their agents, successors, assigns, or lessees. The Grantees are to replace or cause to have replaced, the property, nearly as is reasonably possible, to the conditions existing prior to such entry by the Grantees or their agents, successors, assigns, or lessees. The Grantees are not to apply the rights granted to any other facility or ground electric facilities, natural gas facilities, telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed upon the property, except as may be required by the Grantees, and shall be removed by the Grantees within the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

QUIET WOOD DEVELOPMENT, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, owner, certifies that said Limited Liability Company has caused the lots described in this Plat to be dedicated to public use in the manner and for the purposes set forth on the Plat, and also certifies that this plot is required by S.235.10 or S.235.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. Village of Menomonee Falls 1. State of Wisconsin, Department of Administration

2. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this 15th day of December, 2025.

QUIET WOOD DEVELOPMENT, LLC

Mark Berg
Mark Berg, President

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)
ss

Personally came before me this 15th day of December, 2025, the above named Mark Berg, President of the above named Limited Liability Company, who is known to me to be the person who executed the foregoing instrument to be used to record the deed of said Limited Liability Company, and who has sworn that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.



Mark Berg
Mark Berg
Notary Public
Public, Waukesha County, WI
My Commission Expires: 11/30/2029

CONSENT OF CORPORATE MORTGAGEE:

QUIET WOOD DEVELOPMENT, LLC, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagor of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Plat, and does hereby consent to the above certificate of QUIET WOOD DEVELOPMENT, LLC, owner, this 15th day of December, 2025.

Trevor Arnold
Trevor Arnold, VP

STATE OF WISCONSIN)
COUNTY OF)
ss

Personally came before me this 15th day of December, 2025, the above named Trevor Arnold, Vice President of QUIET WOOD DEVELOPMENT, LLC, who is known to me to be the person who executed the foregoing instrument, and to me known to be such officer as the deed of said corporation, and who has sworn that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.



Trevor Arnold
Trevor Arnold
Notary Public
Public, Waukesha County, WI
My Commission Expires: 11/30/2029

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)
ss

I, Jennifer Grant, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that RECEIVED in my office prior to unrecorded tax sales and no unpaid taxes or special assessments as of this 15th Day of December, 2025, on any of the land included in the Plat of "QUIETWOOD ADDITION NO. 2".

Dated this 15th Day of December, 2025.

Jennifer Grant
Jennifer Grant, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)
ss

I, Valerie Enrich, being duly appointed, qualified and acting Interim Treasurer of the Village of Menomonee Falls, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 15th Day of December, 2025, on any of the land included in the Plat of "QUIETWOOD ADDITION NO. 2".

Dated this 15th Day of December, 2025.

Valerie Enrich
Valerie Enrich, Village Treasurer

VILLAGE BOARD APPROVAL:

Received, that the plot of "QUIETWOOD ADDITION NO. 2", in the Village of Menomonee Falls, having been recommended by the Plan Commission, and being the same, is hereby approved and the deed herein occupied by the Village Board of Trustees of the Village of Menomonee Falls, on this 15th day of December, 2025.

Jeremy Bartz
Jeremy Bartz, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of Trustees of the Village of Menomonee Falls.



Andrea Dehner
Andrea Dehner
Amy Dangler, Village Clerk

MENOMONEE FALLS PLAN COMMISSION:

Preliminary Approval: Date: November 4, 2025 *John Bartz*
Secretary

Final Approval: Date: November 4, 2025 *John Bartz*
Secretary

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats as provided by s. 236.12, Wis. Stats.
Certified December 12, 2025
John Bartz
John Bartz
Department of Administration



1905 W. Capitol Drive
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

REVISED THIS 4th DAY OF DECEMBER, 2025
DATED THIS 26th DAY OF SEPTEMBER, 2025

SHEET 8 OF 8